

Spring Valley Community Planning Group & Design Review Board

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September 22, 2009 Regular Meeting Minutes for Meeting Held @ Otay Water District Hdqr 2554 Sweetwater Springs Blvd, Spring Valley, CA 91977

Members:

- | | |
|-------------------------------------|----------------------|
| 1. Bob Eble (Act. Sec.) | 9. Vacant |
| 2. Lora Lowes | 10. Willis Conley |
| 3. Rodney Gibbons | 11. Angelica Wallace |
| 4. Marilyn Wilkinson, Secretary (a) | 12. Walter Lake |
| 5. Scott Montgomery, Chairman | 13. Ed Woodruff |
| 6. John Eugenio (a) | 14. Anthony Shute |
| 7. Richard Preuss | 15. Robert Decker |
| 8. Michael Daly | |

Chairman Montgomery called the meeting to order @7:05 PM with a quorum of 12.

1. Open Forum: N/A

2. Action Items / Informational / Projects:

A. Presentation on the Neighborhood Stabilization Program (NSP); Presenter: Mike Dececchi. Mr. Dececchi described the NSP receiving a federal grant totaling \$5.1 million available for disbursements of approved NSP foreclosed and/or abundant properties subdivided into two programs governed by HUD regulations.

- 1) Home Buyer Assistance Program** with buyer qualification guidelines of up to 120 AMI (area median income) for a secondary loan max of \$50K @ 3% simple interest in addition to a standard first mortgage with 3% down payment. Applicants with credit scores above 750 qualify with a 2.5% down payment. Property has to be in escrow at a purchase price of 1% or more below market value for the applicant to apply for this NSP. Many parts of San Diego County are approved for NSP funding and you don't have to be a first time home buyer. Over \$1 million in funding is available.
- 2) Affordable Rehab Rentals Program** is aimed at providing up to 100% of purchase and rehab funding for private owners as well as developers (for profit & non-profit) into changing blighted areas by turning foreclosed and/or abundant properties into useable rentals properties that improve the community character. Over \$3 million in funding is available. Property has to be in escrow at a purchase price of 1% or more below market value for the applicant to apply for NSP. Many parts of San Diego County are approved for NSP funding. The rehabbed rentals must be held for a minimum of 15 yrs and rented to families in the 50 AMI category.

B. Letter stating the Planning Group's position on the Neighborhood Stabilization Program Proposal by "Reach Affordable Housing"; Presenter: Montgomery.

Chairman Montgomery presented SVCPG a proposed letter to Supervisor Jacob concerning why the Reach Affordable Housing program could not be supported until some of HUD's regulations are revised, such as the tax exemption status and the 15 yr rental period before they could be sold as affordable housing. Proposed letter will be updated for a vote during our next meeting on Oct 13.

C. B Waiver Request by Import Motors for used car sales @ 9545 Jamacha Bl;
Presenter: Gibbons; Proponent: Mohammed Shah. Owner of the property along with their lessee, Mr. Shah, presented a plan to comply with the groups beautification request to be completed by Oct 13. Some group members wanted the property owner to install sidewalks, however, we had no way of enforcing that under this B Waiver request. This auto sales lot has been in operation for 17 yrs with various lessees. Vote for approval: 8-0-4 with Woodruff, Lake, Wallace & Lowes against.

D. State Route 54 Land Vacation Proposal by the Planning Group; Presenter: Lowes
This land is currently owned by CalTrans. The planning group proposes the 25 acre site be zoned for general commercial within a Village Center concept and the 9 acre site be zoned for parkland use. Vote for approval: 12-0-0

3. Committee Reports:

A. Chair Report: Chairman Montgomery – Two new members were approved by the BOS recently (Richard Preuss & Michael Daly). Construction on the SV Community Center children center facility has started.

B. Pointe Project, Trails and Parks: Marilyn Wilkinson – none

C. Code Compliance Assistance: Willis Conley – none

D. Transportation: Walter Lake – none

E. Crematorium: Lora Lowes – Recommended SVCPG By-Laws be found, updated and handed out to all SVCPG members. No burning issues with the crematorium.

F. Drug Free Communities: SV marijuana dispensary shops seem to be closed when visited during normal business hours.

G. Neighborhood Stabilization Project: Woodruff & Gibbons – none

4. Announcements / Future Items:

None

5. Adjourned at 9:25 PM